CODE SUMMARY:
MUBEC–MAINE UNIFORM BUILDING AND ENERGY CODE
2009 INTERNATIONAL BUILDING CODE

1. General Notes:
   - 1.a. These specifications include sizing and specs for the new footings to carry dead loads (new and existing) and code live, wind and/or snow loads.
   - 1.b. These specifications pertain to new foundation wall walls, interior and exterior footings and first floor framing reinforcements and roof truss reinforcements. These soecifications not consider any other aspects of the existing building including code and zoning compliance, architectural dimensions or detail etc.
   - 1.c. The soil type is assumed to be primarily sand with some silt and clay with an allowable bearing pressure of 2,000 lbs/sf. This assumption is taken in lieu of a geotechnical investigation.
   - 1.d. Design Loads:
     - i. Roof dead load: 14 psf
     - ii. Roof snow load: 35 psf
     - iii. Second floor dead load: 23 psf
     - iv. Second floor live load: 30 psf
     - v. First floor dead load: 23 psf
     - vi. First floor live load: 40 psf
     - vii. Wall weight 9 psf
2. Drainage:
   - 2.a. The ground adjacent to the foundation shall be sloped away from the building at a slope of 5% for ten feet. If obstructions or lot lines prohibit 10 feet of horizontal distance, a perforated foundation drain shall be provided at the top of footings elevation. This drain shall be wrapped in filter fabric and set in a bed of clean crushed stone, and run continuously around the new foundation to the existing north and south sides of the building as far west as possible.
   - 2.b. Excavation for the new foundation wall shall include shoring that supports the adjacent driveway area (to the north of the building) without undermining.
   - 2.c. Provide damp proofing for the exterior of the wall from the top of the footing to above grade.
   - 2.d. Provide wall drainage mat, J–Drain or equal.
3. New Foundation Wall Specifications:
   - 3.a. Concrete strength 4,000 psi at 28 days
   - 3.b. Wall thickness 10"
   - 3.c. Wall vertical reinforcement #3 @ 12"o.c. placed 3" from inside face of wall.
   - 3.d. Wall horizontal reinforcement #3 @ 18" o.c.
   - 3.e. Provide Sika PVC or equal water–stops at construction joints (e.g, top of footing if concrete is placed separately from wall concrete)
   - 3.f. Maximum height of retained soil (difference between interior and exterior grade)=3'–6"
   - 3.g. Strip footing:
     - i. Width 18"
     - ii. Thickness 8"
     - iii. No reinforcement required.
4. Sill and Anchors:
   - 4.a. Provide a new mud sill of preservative–treated wood 1.5" minimum thickness.
   - 4.b. Sill anchors to be threaded rod $\frac{1}{2}$" diameter spaced 36" o.c.

A Proposed Cross Section 1
scale 1/4"=1''

Inspections Division
Date: 05/04/17


Ten Pin LLC
9 Adams St
Peaks Island, ME 04108
207–653–1392
heather@tjwhome.com


| DATE | REVISED | NOTES |
|---|---|---|
| | | 3–20–2017 HT |

1/4"=1'

PROJECT
2 Island Ave.
Peaks Island, ME

STATE OF MAINE
ANDREW M. JACKSON
No. 13082
LICENSED
PROFESSIONAL ENGINEER

A9

Proposed Cross Section